

February 13, 2019

MA Energy Efficiency Advisory Council
c/o Department of Energy Resources
100 Cambridge St.
Boston, MA 02114

VIA EMAIL

RE: Final Passive House Incentive funding

To whom it may concern:

Island Housing Trust (IHT) is a nonprofit Community Land Trust and Community Development Corporation dedicated to creating and stewarding permanently affordable housing on the island of Martha's Vineyard. We support Passive House Massachusetts' call for the Energy Efficiency Advisory Council (EEAC) to make the Passive House Incentive program worth at least \$4,000/unit.

As a developer of permanently affordable housing, we strive to achieve the highest possible standards of affordability, energy efficiency, resilience, comfort, health, and durability within a limited budget. A Passive House Incentive program has potential to help us reach Passive House standard in future projects. Such a quality standard benefits our community by helping to ensure lasting affordability and health for our residents. We hope it can also help leverage resources for reducing the amount of public subsidy we need to bring to projects.

As we make critical judgements about whether or not to pursue energy incentives, the low rate of \$1,400 to \$1,800 per unit would likely discourage us from participating in this program. A rate of at least \$4,000 per unit is much more impactful because it improves feasibility for us to participate, thereby supporting the intended outcome of providing Passive House standard affordable housing.

We urge the EEAC to incorporate these recommendations in the Three-Year plan and continue to incentivize Passive House construction in Massachusetts. Thank you for your consideration.

Sincerely,



Philippe Jordi
Executive Director
Island Housing Trust